

WINOOSKI MAIN STREET REVITALIZATION PROJECT

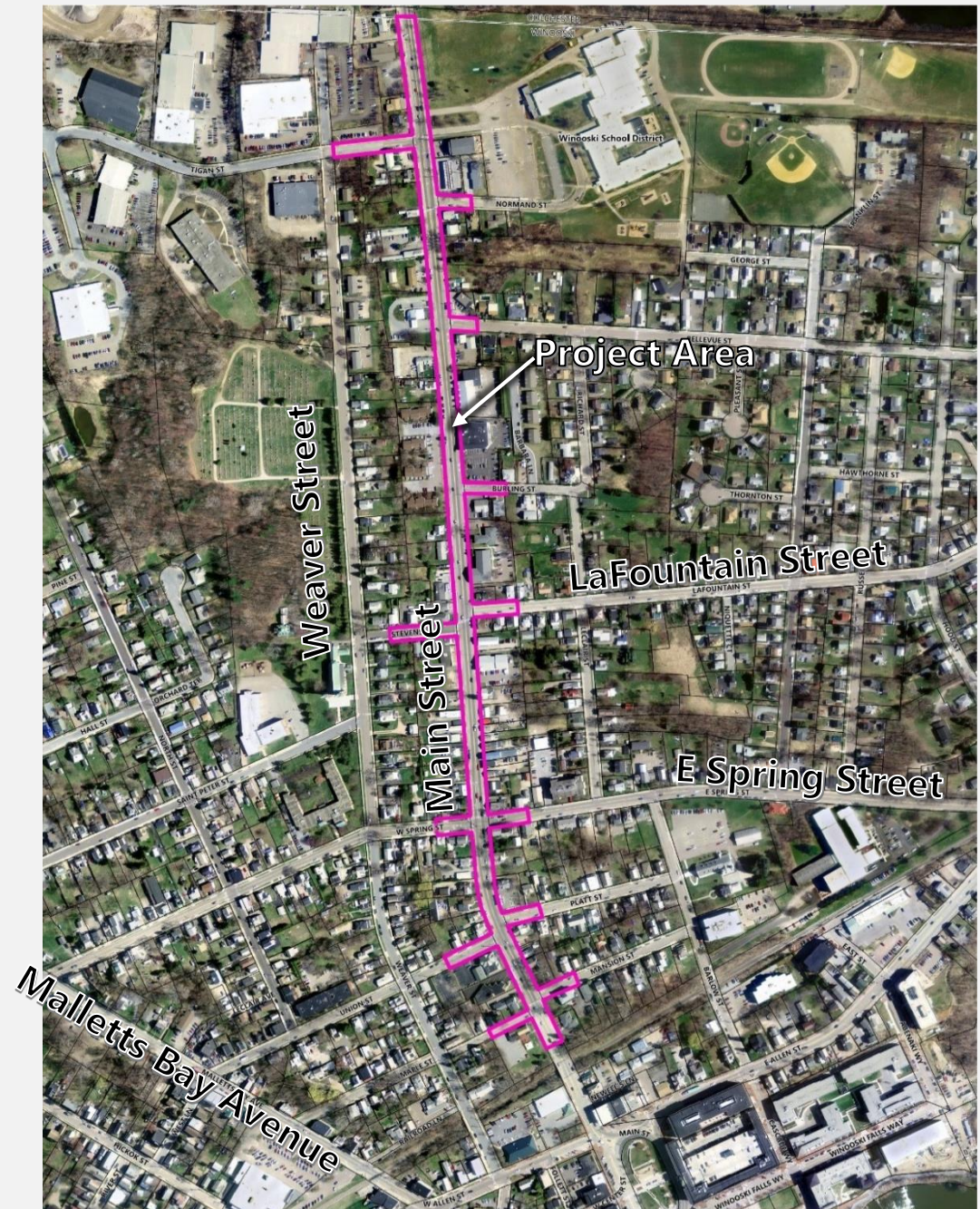
PLANNING AND PUBLIC WORKS COMMISSION UPDATE

April 12, 2018



PROJECT AREA

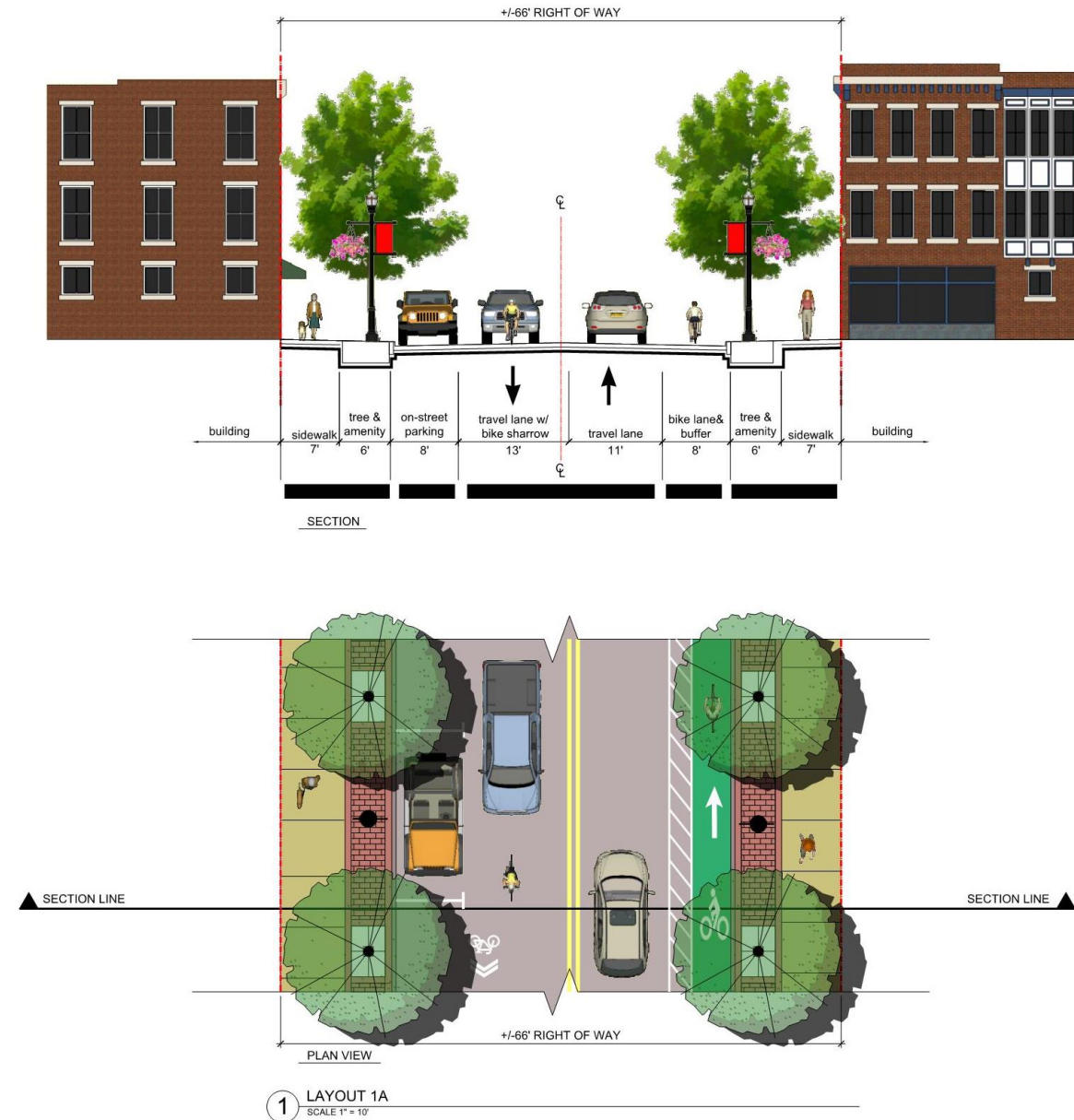
- Main Street (US 2/7) from NECR railroad bridge to Colchester Town Line & Weaver Street
- Class I Town Highway
- Approximately 4,000 feet in length
- 4-Rod (66') right-of-way
- Traffic Volumes of 15,000 vehicles per day
- Two signalized intersections (Spring Street & Tigan Street)
- Mix of residential, retail, commercial, institutional uses



PROPOSED STREET DESIGN

Proposed roadway design includes:

- Utility Upgrades
- Green Stormwater Infrastructure
- On-Street Parking
- One-Way Uphill Protected Bike Lane
- Shared Use Lane Downhill
- Expanded Pedestrian Accommodations
- Streetscape Amenities



COST ESTIMATE

Category	Construction	Administrative & Legal	Engineering & Permitting	Right of Way Acquisition	Construction Inspection	Contingency	Short-Term Interest	Total Cost
Sanitary Sewer	\$1,425,000	\$14,250	\$142,000	\$14,250	\$173,000	\$142,500	\$4,000	\$1,950,000
Water	\$1,550,000	\$15,500	\$153,000	\$15,500	\$187,000	\$155,000	\$4,300	\$2,100,000
Stormwater	\$3,200,000	\$32,000	\$298,000	\$32,000	\$364,000	\$320,000	\$8,900	\$4,300,000
Streetscape	\$5,525,000	\$55,250	\$663,000	\$55,250	\$552,500	\$552,500	\$15,200	\$7,450,000
Utility Undergrounding	\$4,650,000	\$46,500	\$558,000	\$46,500	\$465,000	\$697,500	\$12,700	\$6,500,000
Total	\$16,350,000	\$200,000	\$1,850,000	\$200,000	\$1,750,000	\$1,900,000	\$45,000	\$22,300,000

Engineering costs spent to-date: \$425,000

PROJECT PROGRESS

February 8th - Joint Planning and Public Works Commission Meeting

Preliminary design overview based on alternatives review

March – On going coordination with potential State and Federal funding partners

March ±13th - Consultant design team completed preliminary engineering report, environmental report and design drawings

March 19th – Council Update and Presentation

Preliminary design, proposed schedule, cost estimate and potential next steps (grants and bond vote)

April 2nd – Council Approval: Grant application submission and Public Bond Vote for \$23M project

Additional information presented to Council - updated estimate, potential phasing options, forecast of fund and rate impacts, Bond Council and Bond Bank input.

PUBLIC INFORMATION AND BOND VOTE SCHEDULE

- **Tonight! – Public Event 1: Joint Planning Commission and Public Works Commission Meeting**
- **Tuesday 4/24 - Public Event 2: MSR Bond Vote Community Dinner**
6 PM @ The O'Brien Community Center (32 Malletts Bay Ave.)
- **Monday 5/7 - Public Event 3: Main Street Revitalization Bond Vote Public Hearing**
6:30 PM @ Winooski City Hall (27 West Allen Street)
- **Tuesday 5/8 - Special Election: Main Street Revitalization Bond Vote**
7AM – 7PM @ the Winooski Senior Center (123 Barlow Street)

Public events outreach includes: Social media, city-wide post card mailings, water bill inserts, flyers, school bulletin notice, and downtown business outreach

BOND VOTE - PROJECT IMPLEMENTATION

- The bond vote is a "yellow light" for project implementation.
- If the public bond vote is passed by the voters on May 8th, the City would then be eligible to receive a funding package from State and Federal partners.
- A full financial outline would be presented to the Council. Council would then decide whether to move forward on a Main Street improvements project. These steps would be performed through a public process.

PROJECTED SCHEDULE

Category	Responsible Party	Tasks	Start Date	Duration	End Date
1. Grant applications and Outreach	<i>Council</i>	<i>Bond vote and grant application approvals</i>	<i>4/2/2018</i>	<i>1</i>	<i>4/2/2018</i>
	<i>Proj Team</i>	<i>USDA Grant Application submissions</i>	<i>04/13/18</i>	<i>1</i>	<i>04/13/18</i>
	Public/City	Bond Vote Public Outreach	04/12/18	18	05/07/18
2. Vote!	Public	Bond Vote (within 45 days of grant appliation)	05/08/18	1	05/08/18
3. Prepare Financial Package	Proj Team	CW and DW SRF application	04/02/18	22	05/01/18
	USDA-DEC	USDA and SRF funding package to City	05/09/18	48	07/15/18
	Team/Utilites	Telecom utility scope and cost review	05/09/18	48	07/15/18
	Proj Team	Request additional grant funding (on-going)	05/09/18	61	08/01/18
	Proj Team	Finalize project estimate	7/15/2018	13	08/01/18
4. Evaluate Project Financials - Go/No Go Council Decision	Council	Review project financial package and scope of work options	08/01/18	34	09/17/18
	Council	Council authorization to amend capital plan (go or no go vote)	08/01/18	34	09/17/18
	Council	Council authorization to amend utility rates (if applicable)	08/01/18	34	09/17/18
	Council	Council authorization for engineering services (final design/bid)	08/01/18	34	09/17/18
	Council	Council authorization for local option tax (go or no go vote)	08/01/18	34	09/17/18
	Public	Public vote assess local option tax (if applicable)	08/01/18	155	03/05/19
5. Execute Project	Proj Team	Final Design Document Development	09/17/18	293	10/30/19
	Proj Team	ROW Acqusitions/Easments	09/30/18	131	04/01/19
	Proj Team	Issuance of Permits	09/30/18	175	06/01/19
	Proj Team	Contract Plans and Bid Specifications	10/30/19	46	01/01/20
	Proj Team	Project Bidding	01/01/20	43	02/28/20
	Contractor	Construction (2.5 seasons)	04/15/20	588	07/15/22

PROJECT OPTIONS

If public Bond Vote is approved, project options include;

- 1. If funding package is acceptable and rate impacts mitigated;**

Full Project Construction - Water, Sewer, Stormwater, undergrounding of utilities and streetscape

- 2. If funding package is inadequate and rate impacts infeasible;**

Phased Project Construction - Proceed with phased project approach with reduced cost and reduced rate impacts

(To Spring St. = ±\$3.5M, To LaFountain = ±8.3M, To Tigan = ±\$19M)

- 3. Not feasible at this time***

Maintain preliminary engineering work to-date

Continue pursuing funding opportunities

**Incur local cost of preliminary engineering after 5 years, \$425k in engineering fees to-date.*

PROJECT FUNDING OPPORTUNITIES

Water Fund

USDA Rural Development: Water and Waste Disposal Loan and Grant (30% grant, 3.125% @ 40 yrs)

Drinking Water State Revolving Loan Fund (-3% interest, 30 yr term)

Sewer Fund (includes stormwater)

USDA Rural Development: Water and Waste Disposal Loan and Grant (30% grant, 3.125% @ 30 yrs)

Clean Water State Revolving Loan Fund (2% interest, 30yrs, Green infrastructure pilot)

General Fund (Streetscape and utility undergrounding)

USDA-Rural Development: Community Facilities (CF) Program (Up to \$50k grant, 3.5% loan, 30 yr term)

Vtrans Pedestrian Safety Grant = \$375,000

Other Grants: Ecosystem Restoration, Urban Tree Planting, Vtrans Highway Grant

WATER FUND

TOTAL WATER PROJECT COST: \$2.1M

Estimated DW SRF Subsidy/grant = \$834,000

Annual Added Debt Service = \$24,843* (30 yr term)

Financial model assumptions:

- \$150k is being used toward the project from water reserve funds
- +\$10k annual for one-time allocation fee (based on existing Main Street development projects)
- Assumes no revenue increase from anticipated additional Main St development demand

*Debt Service calculation assumes \$370k is being reallocated to General Fund – pavement scope

WATER FUND MODEL

1. Revenues

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Charges for Services*	\$818,601	\$841,385	\$841,385	\$859,367	\$874,527	\$896,347	\$911,802	\$927,793	\$944,205	\$951,658	\$968,926	\$987,054
Other (Allocation Fee Estimate)**	\$77,325	\$24,131	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Revenue Total:	\$895,926	\$865,516	\$841,385	\$869,367	\$884,527	\$906,347	\$921,802	\$937,793	\$954,205	\$961,658	\$978,926	\$997,054

2. Expenses

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Operating Expenses (2% increase)	\$699,550	\$805,386	\$773,599	\$789,071	\$804,852	\$820,949	\$837,368	\$854,116	\$871,198	\$888,622	\$906,395	\$924,522
Capital - Debt Service	\$58,323	\$63,589	\$61,599	\$62,048	\$36,438	\$35,555	\$34,590	\$33,834	\$33,163	\$23,193	\$22,688	\$22,688
Capital - Expenses	\$148,268	\$23,050	\$7,360	\$18,248	\$18,393	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
MSR Debt*** (SRF -3% at 30 yrs)					\$24,843	\$24,843	\$24,843	\$24,843	\$24,843	\$24,843	\$24,843	\$24,843
Capital Total:	\$206,592	\$86,639	\$68,959	\$80,296	\$79,675	\$85,398	\$84,434	\$83,677	\$83,006	\$73,036	\$72,531	\$72,531
Expenses Total:	\$906,142	\$892,025	\$842,558	\$869,367	\$884,527	\$906,347	\$921,802	\$937,793	\$954,205	\$961,658	\$978,926	\$997,054

3. Reserves

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Amount to/from Reserve:	-\$10,215	-\$26,509	-\$1,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Previous Year Reserve Fund:	\$650,479	\$640,263	\$613,754	\$612,581	\$612,581	\$462,581	\$462,581	\$462,581	\$462,581	\$462,581	\$462,581	\$462,581
Budgeted Reserve Contribution:					-\$150,000							
Reserve Balance:	\$640,263	\$613,754	\$612,581	\$612,581	\$462,581	\$462,581	\$462,581	\$462,581	\$462,581	\$462,581	\$462,581	\$462,581

4. Rate Impact

Water Rate (per 1000 CF)	\$38.67	\$38.67	\$38.67	\$39.50	\$40.19	\$41.20	\$41.91	\$42.64	\$43.40	\$43.74	\$44.53	\$45.36
Rate Increase	0.0%	0.0%	0.0%	2.1%	1.8%	2.5%	1.7%	1.8%	1.8%	0.8%	1.8%	1.9%
Avg. household rate increase (Per Qtr, 2000cf)				\$1.65	\$1.39	\$2.01	\$1.42	\$1.47	\$1.51	\$0.69	\$1.59	\$1.67

SEWER FUND

TOTAL SEWER PROJECT COST: \$6.25M

Estimated USDA Grant = \$1,875,000 (30%)

Annual Added Debt Service = \$146,468* (3.125%, 30 yr term)

Financial model assumptions:

- \$250k is being used toward the project from sewer reserve funds
- +\$20k annual for one-time allocation fee (based on existing Main Street development projects)
- Assumes no revenue increase from anticipated additional Main St development demand

*Debt Service calculation assumes \$1.3M is being reallocated to General Fund – pavement scope

SEWER FUND MODEL

1. Revenues

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Charges for Services*	\$1,012,745	\$1,044,429	\$1,050,000	\$1,070,540	\$1,097,303	\$1,124,736	\$1,152,854	\$1,181,676	\$1,208,268	\$1,228,527	\$1,249,185	\$1,270,898
Other (Allocation Fee - Estimate)	\$87,134	\$29,460	\$0	\$0	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Revenue Total:	\$1,099,880	\$1,073,889	\$1,050,000	\$1,070,540	\$1,117,303	\$1,144,736	\$1,172,854	\$1,201,676	\$1,228,268	\$1,248,527	\$1,269,185	\$1,290,898

2. Expenses

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Operating Expenses	\$768,527	\$898,782	\$926,617	\$945,150	\$964,053	\$983,334	\$1,003,000	\$1,023,060	\$1,043,522	\$1,064,392	\$1,085,680	\$1,107,394
Capital - Debt Service	\$126,886	\$108,296	\$107,905	\$106,625	\$86,957	\$86,443	\$85,901	\$85,335	\$84,746	\$84,135	\$83,505	\$83,505
Capital - Expenses	\$196,162	\$480,200	\$317,390	\$75,000	\$75,000	\$90,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
MSR Debt (USDA, 3.125%, 30 yrs)					\$146,468	\$146,468	\$146,468	\$146,468	\$146,468	\$146,468	\$146,468	\$146,468
Capital Total:	\$323,048	\$588,496	\$425,295	\$181,625	\$161,957	\$176,443	\$185,901	\$185,335	\$184,746	\$184,135	\$183,505	\$183,505
Expenses Total:	\$1,091,575	\$1,487,278	\$1,351,912	\$1,126,775	\$1,126,010	\$1,159,776	\$1,188,902	\$1,208,396	\$1,228,268	\$1,248,527	\$1,269,185	\$1,290,898

3. Reserves

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Amount To/From Reserve	\$8,305	-\$413,389	-\$301,912	-\$56,236	-\$8,706	-\$15,041	-\$16,048	-\$6,720	\$0	\$0	\$0	\$0
Previous year Reserve Fund:	\$1,718,427	\$1,726,732	\$1,313,343	\$1,011,431	\$955,195	\$696,489	\$681,448	\$665,400	\$658,680	\$658,680	\$658,680	\$658,680
Budgeted Reserve Contribution:					-\$250,000							
Reserve Balance:	\$1,726,732	\$1,313,343	\$1,011,431	\$955,195	\$696,489	\$681,448	\$665,400	\$658,680	\$658,680	\$658,680	\$658,680	\$658,680

4. Rate Impact

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Sewer Rate (per 1000 CF)	\$48.57	\$48.57	\$48.57	\$49.78	\$51.03	\$52.30	\$53.61	\$54.95	\$56.19	\$57.13	\$58.09	\$59.10
Rate Increase	0.0%	0.0%	0.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.3%	1.7%	1.7%	1.7%
Impact of Rate increases on Average Household per Quarter (2000cf)				\$ 2.43	\$ 2.49	\$ 2.55	\$ 2.62	\$ 2.68	\$ 2.47	\$ 1.88	\$ 1.92	\$ 2.02

GENERAL FUND

TOTAL STREETSCAPE/UTILITY UNDERGROUNDING PROJECT COST: \$15.2M

Estimated Grants = \$300k (Existing Vtrans)

Annual Added Debt Service = \$857,685* (3.8%, 30 yr term)

Interest only Debt Service = \$443,057 (3.8%, bi-annual)

Financial model assumptions:

- Local Options Tax offset = \$150k
- Main Street Grand list growth set aside = \$10k-\$50k
- TIF Funding set aside starting in FY25 ($\pm 40\%$)
- Impact Fee for utility underground distributed to MSR development
- Impact Fee for transportation

*Debt Service calculation assumes \$1.67M is reallocated to General Fund – pavement scope

GENERAL FUND MODEL

1. New Revenues

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Local Options Tax Estimate				\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Main Street Grand List Set Aside			\$10,000	\$10,000	\$10,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
TIF Funding Set-Aside (39-40%)									\$505,685	\$505,685	\$505,685	\$505,685
Impact Fee - Utility Undergrounding						\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Impact Fee - Transportation					\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Pre-Const Reserved Funds (From FY20)					\$160,000							
Ductbank Franchise Fee / Utility Cost Share				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Revenue Total:	\$0	\$0	\$0	\$160,000	\$322,000	\$352,000	\$352,000	\$352,000	\$857,685	\$857,685	\$857,685	\$857,685

2. Capital Expenses

					Interest only	" "	" "	" "	P+I			
MSR Debt - Full Build Out					\$443,057	\$443,057	\$443,057	\$443,057	\$857,685	\$857,685	\$857,685	\$857,685

3.8% @ 30yrs bi-annual interest

3. Property Tax Rate

A. Full Build-Out	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
New Revenue and Expense Difference					-\$121,057							
Property Tax Rate Increase (per \$100 value)					\$0.024							
Property Tax Rate			\$1.068	\$1.09	\$1.113							
Tax increase from previous year*				2.00%	2.2%							
Annual Property Tax Bill MV Home (\$225k)			\$2,403	\$2,451	\$2,505							
Change from Previous Year				\$48	\$54							